



**Town of Moultonborough
Office of Development Services
6 Holland Street – PO Box 139
Moultonborough, NH 03254
(603) 476-2347**

September 25, 2014

Robert H. & Mary H.R. Stephens
PO Box 510
Moultonborough, NH 03254

Re: 3 Lot Minor Subdivision, 84 Fox Hollow Road, Tax Map 89 Lot 17

Dear Mr. & Mrs. Stephens:

At their regular meeting held on Wednesday, September 24, 2014, the Planning Board approved your application for a minor subdivision of Map 89, Lot 17, consisting of 14.45 +/- acres in the Residential/Agriculture (RA) zoning district to create 3 lots resulting in one new lot containing 2.41 acres, a second new lot containing 2.19 acres, with a residual lot containing 9.85 +/- acres (with the existing dwelling) with no new roads or utilities, with conditions as outlined below. As part of the approval, a Conditional Use Permit was granted for the proposed 30 foot wide shared access easement and driveway construction within the fifty foot wetland buffer with the following conditions:

1. Flagging of the 50 foot buffer/setback is required prior to and during construction of the driveway.
2. Applicable Best Management Practices shall be employed for pre & post construction for the driveway and as per the erosion control and construction sequencing shown on the Conditional Use Permit plan.

The subdivision approval has the following conditions prior to the Chair signing the plat:

1. Add Owners' signatures to the plat.
2. The final plat be submitted to the Development Services Office in electronic format to include both a pdf and an approved CADD file format.
3. Shared access portion of the driveway should be delineated on the plat. Draft cross-access easement language should be submitted to the Planner.

If you have questions or comments in this matter please contact me at 476-2347.

Yours truly,

Bruce W. Woodruff
Town Planner

Cc: Gary Karp, Town Assessor
Susette Remson, Tax Collector
Map Lot Document File
Dan Ellis/Ames Associates

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